

**SNAPSHOT of HOME Program Performance--As of 06/30/10**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): **Thurston County Consortium**

State: **WA**

PJ's Total HOME Allocation Received: **\$6,477,356**

PJ's Size Grouping\*: **C**

PJ Since (FY): **2003**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
<b>Program Progress:</b>			PJs in State: <b>15</b>				
% of Funds Committed	<b>80.55</b> %	<b>95.92</b> %	<b>14</b>	<b>93.55</b> %	<b>6</b>	<b>4</b>	
% of Funds Disbursed	<b>76.86</b> %	<b>90.71</b> %	<b>14</b>	<b>86.03</b> %	<b>15</b>	<b>12</b>	
Leveraging Ratio for Rental Activities	<b>4.76</b>	<b>7.14</b>	<b>1</b>	<b>4.83</b>	<b>100</b>	<b>100</b>	
% of Completed Rental Disbursements to All Rental Commitments***	<b>100.00</b> %	<b>94.27</b> %	<b>1</b>	<b>81.34</b> %	<b>100</b>	<b>100</b>	
% of Completed CHDO Disbursements to All CHDO Reservations***	<b>97.97</b> %	<b>81.31</b> %	<b>2</b>	<b>70.65</b> %	<b>92</b>	<b>94</b>	
<b>Low-Income Benefit:</b>							
% of 0-50% AMI Renters to All Renters	<b>97.62</b> %	<b>93.12</b> %	<b>4</b>	<b>81.57</b> %	<b>85</b>	<b>90</b>	
% of 0-30% AMI Renters to All Renters***	<b>88.10</b> %	<b>63.33</b> %	<b>2</b>	<b>45.66</b> %	<b>95</b>	<b>97</b>	
<b>Lease-Up:</b>							
% of Occupied Rental Units to All Completed Rental Units***	<b>100.00</b> %	<b>98.91</b> %	<b>1</b>	<b>96.25</b> %	<b>100</b>	<b>100</b>	
<b>Overall Ranking:</b>			In State: <b>2 / 15</b>	Nationally:	<b>99</b>	<b>99</b>	
<b>HOME Cost Per Unit and Number of Completed Units:</b>							
Rental Unit	<b>\$24,911</b>	<b>\$26,327</b>		<b>\$27,146</b>	<b>42</b> Units	<b>4.20</b> %	
Homebuyer Unit	<b>\$9,540</b>	<b>\$19,877</b>		<b>\$15,140</b>	<b>27</b> Units	<b>2.70</b> %	
Homeowner-Rehab Unit	<b>\$18,373</b>	<b>\$20,637</b>		<b>\$20,860</b>	<b>35</b> Units	<b>3.50</b> %	
TBRA Unit	<b>\$2,711</b>	<b>\$1,818</b>		<b>\$3,210</b>	<b>894</b> Units	<b>89.60</b> %	

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

**Participating Jurisdiction (PJ):** Thurston County Consortium WA

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

**PJ:**

**State:\***

**National:\*\***

**Rental**

**Homebuyer**

**Homeowner**

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:**

**National Avg:**

0.0 %

1.2 %

**R.S. Means Cost Index:** 1.01

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
<b>RACE:</b>					<b>HOUSEHOLD TYPE:</b>				
White:	<span style="border: 1px solid black; padding: 2px;">73.8</span>	<span style="border: 1px solid black; padding: 2px;">88.9</span>	<span style="border: 1px solid black; padding: 2px;">97.1</span>	<span style="border: 1px solid black; padding: 2px;">73.0</span>	Single/Non-Elderly:	<span style="border: 1px solid black; padding: 2px;">61.9</span>	<span style="border: 1px solid black; padding: 2px;">11.1</span>	<span style="border: 1px solid black; padding: 2px;">17.1</span>	<span style="border: 1px solid black; padding: 2px;">62.2</span>
Black/African American:	<span style="border: 1px solid black; padding: 2px;">9.5</span>	<span style="border: 1px solid black; padding: 2px;">3.7</span>	<span style="border: 1px solid black; padding: 2px;">2.9</span>	<span style="border: 1px solid black; padding: 2px;">2.7</span>	Elderly:	<span style="border: 1px solid black; padding: 2px;">4.8</span>	<span style="border: 1px solid black; padding: 2px;">7.4</span>	<span style="border: 1px solid black; padding: 2px;">28.6</span>	<span style="border: 1px solid black; padding: 2px;">8.1</span>
Asian:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Related/Single Parent:	<span style="border: 1px solid black; padding: 2px;">26.2</span>	<span style="border: 1px solid black; padding: 2px;">48.1</span>	<span style="border: 1px solid black; padding: 2px;">20.0</span>	<span style="border: 1px solid black; padding: 2px;">13.5</span>
American Indian/Alaska Native:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Related/Two Parent:	<span style="border: 1px solid black; padding: 2px;">7.1</span>	<span style="border: 1px solid black; padding: 2px;">29.6</span>	<span style="border: 1px solid black; padding: 2px;">25.7</span>	<span style="border: 1px solid black; padding: 2px;">13.5</span>
Native Hawaiian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">2.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">2.7</span>	Other:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">3.7</span>	<span style="border: 1px solid black; padding: 2px;">8.6</span>	<span style="border: 1px solid black; padding: 2px;">2.7</span>
American Indian/Alaska Native and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">2.7</span>					
Asian and White:	<span style="border: 1px solid black; padding: 2px;">2.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">5.4</span>					
Black/African American and White:	<span style="border: 1px solid black; padding: 2px;">2.4</span>	<span style="border: 1px solid black; padding: 2px;">3.7</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
American Indian/Alaska Native and Black:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
Other Multi Racial:	<span style="border: 1px solid black; padding: 2px;">7.1</span>	<span style="border: 1px solid black; padding: 2px;">3.7</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
Asian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
<b>ETHNICITY:</b>									
Hispanic	<span style="border: 1px solid black; padding: 2px;">2.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">13.5</span>					
<b>HOUSEHOLD SIZE:</b>					<b>SUPPLEMENTAL RENTAL ASSISTANCE:</b>				
1 Person:	<span style="border: 1px solid black; padding: 2px;">57.1</span>	<span style="border: 1px solid black; padding: 2px;">14.8</span>	<span style="border: 1px solid black; padding: 2px;">28.6</span>	<span style="border: 1px solid black; padding: 2px;">70.3</span>	Section 8:	<span style="border: 1px solid black; padding: 2px;">31.0</span>	<span style="border: 1px solid black; padding: 2px;">14.8</span> <sup>#</sup>		
2 Persons:	<span style="border: 1px solid black; padding: 2px;">16.7</span>	<span style="border: 1px solid black; padding: 2px;">11.1</span>	<span style="border: 1px solid black; padding: 2px;">25.7</span>	<span style="border: 1px solid black; padding: 2px;">8.1</span>	HOME TBRA:	<span style="border: 1px solid black; padding: 2px;">4.8</span>			
3 Persons:	<span style="border: 1px solid black; padding: 2px;">21.4</span>	<span style="border: 1px solid black; padding: 2px;">25.9</span>	<span style="border: 1px solid black; padding: 2px;">14.3</span>	<span style="border: 1px solid black; padding: 2px;">16.2</span>	Other:	<span style="border: 1px solid black; padding: 2px;">52.4</span>			
4 Persons:	<span style="border: 1px solid black; padding: 2px;">4.8</span>	<span style="border: 1px solid black; padding: 2px;">22.2</span>	<span style="border: 1px solid black; padding: 2px;">20.0</span>	<span style="border: 1px solid black; padding: 2px;">5.4</span>	No Assistance:	<span style="border: 1px solid black; padding: 2px;">11.9</span>			
5 Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">18.5</span>	<span style="border: 1px solid black; padding: 2px;">5.7</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
6 Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">3.7</span>	<span style="border: 1px solid black; padding: 2px;">2.9</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
7 Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">3.7</span>	<span style="border: 1px solid black; padding: 2px;">2.9</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
8 or more Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
					<b># of Section 504 Compliant Units / Completed Units Since 2001</b>				<span style="border: 1px solid black; padding: 2px;">8</span>

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —  
**SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Thurston County Consortium

State: WA

Group Rank: 99  
 (Percentile)

State Rank: 2 / 15 PJs

Overall Rank: 99  
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 74.60%	<b>100</b>	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 52.28%	<b>97.97</b>	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	<b>97.62</b>	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.32%	<b>100</b>	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.030	<b>1.72</b>	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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